

047.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

874,000 / 874,000

USE VALUE:

874,000 / 874,000

ASSESSED:

874,000 / 874,000



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 9 | | ORCHARD TERR, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|-------------------------|
| Owner 1: | DONOVAN MARION F & JOAN |
| Owner 2: | LIFE ESTATE |
| Owner 3: | |

Street 1: 9 ORCHARD TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5093 | | Sq. Ft. | Site | | 0 | 80. | 1.12 | 1 | | | | | | | | | 458,231 | | | | | | 458,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
| | | | | | | | 33190 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/16/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 411,300 | 5100 | 5,093. | 458,200 | 874,600 | 874,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 322,100 | 5100 | 5,093. | 486,900 | 814,100 | 814,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 322,100 | 5100 | 5,093. | 355,100 | 682,300 | 682,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 302,600 | 5100 | 5,093. | 309,300 | 617,000 | 617,000 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 302,600 | 5100 | 5,093. | 263,500 | 571,200 | 571,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 270,400 | 5100 | 5,093. | 257,800 | 533,300 | 533,300 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 270,400 | 5100 | 5,093. | 211,900 | 487,400 | 487,400 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 281,000 | 5100 | 5,093. | 201,600 | 487,700 | 487,700 | | 12/13/2012 |

Parcel ID 047.0-0002-0007.0

!3975!

PRINT

Date

Time

12/10/20 19:05:13

LAST REV

Date

Time

04/09/19 15:16:51

apro

3975

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| DONOVAN JOAN/ET | 29541-5 | | 12/18/1998 | Family | | No | No | F | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|-------------|--------|-----|------------|----------|------------|-------------|
| 11/16/2018 | | MEAS&NOTICE | | | | | | HS Hanne S |
| 4/23/2009 | | Measured | | | | | | 163 PATRIOT |
| 3/9/2000 | | Measured | | | | | | 263 PATRIOT |
| 11/1/1981 | | | | | | | | KM |

ACTIVITY INFORMATION

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

